hockingstuart

Steve Gray 03 9583 3246 0417 380 371 smgray@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

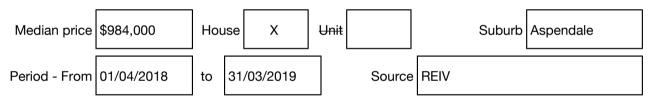
80 Nirringa Avenue, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000	&	\$850,000
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Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	ddress of comparable property Price		Date of sale
1	2 Kiewa Ct ASPENDALE 3195	\$920,000	09/02/2019
2	44 Albany Cr ASPENDALE 3195	\$836,500	16/01/2019
3	17 Tarongo Dr ASPENDALE 3195	\$815,000	12/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

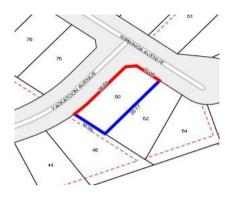
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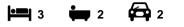
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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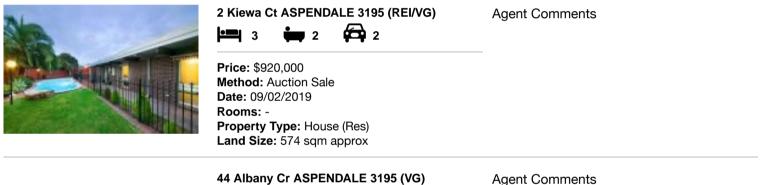


Rooms: Property Type: House Agent Comments

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Indicative Selling Price \$790,000 - \$850,000 **Median House Price** Year ending March 2019: \$984,000

Comparable Properties



1 3 6 Agent Comments

Price: \$836.500 Method: Sale Date: 16/01/2019 Rooms: -Property Type: House (Res) Land Size: 583 sqm approx

17 Tarongo Dr ASPENDALE 3195 (VG)

Agent Comments



Price: \$815,000 Method: Sale Date: 12/11/2018 Rooms: -Property Type: House (Res) Land Size: 534 sqm approx

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